

*New Braunfels
Independent
School
District*

Build-Out Study
April 2015



*Learn from Yesterday...
Understand Today...
Plan for Tomorrow*



TEMPLETON
DEMOGRAPHICS



Understanding Build-Out

- Build-out refers to development of ALL developable land
- Making use of the best available data (i.e. Comal and Guadalupe County Appraisal Districts, current city zoning)
- Enrollment will always be fluid





Understanding Build-Out Definitions

- **Total Acres**– total amount of land within a given area/zone
- **Total Developed Acres** – total amount of land that has been designated with some type of land-use
- **Total Residential Acres** – total area of all residential parcels within a given area/zone
- **Current Residential Parcels** – a tract of land designated by the appraisal district as residential and must include a year built or improved value field within a given area/zone
- **Total Remaining Vacant Acres** – total amount of land available that could be developed within a given area/zone
- **Projected Residential Acres**– amount of land projected for single-family residential dwellings within a given area/zone (based on a mathematical formula)
- **Units/homes per acre** – The total number of residential parcels divided by the total acres they represent (Example: 300 residential parcels on 100 acres = 3 units/homes per acre)





Ten Year Forecast

By Campus

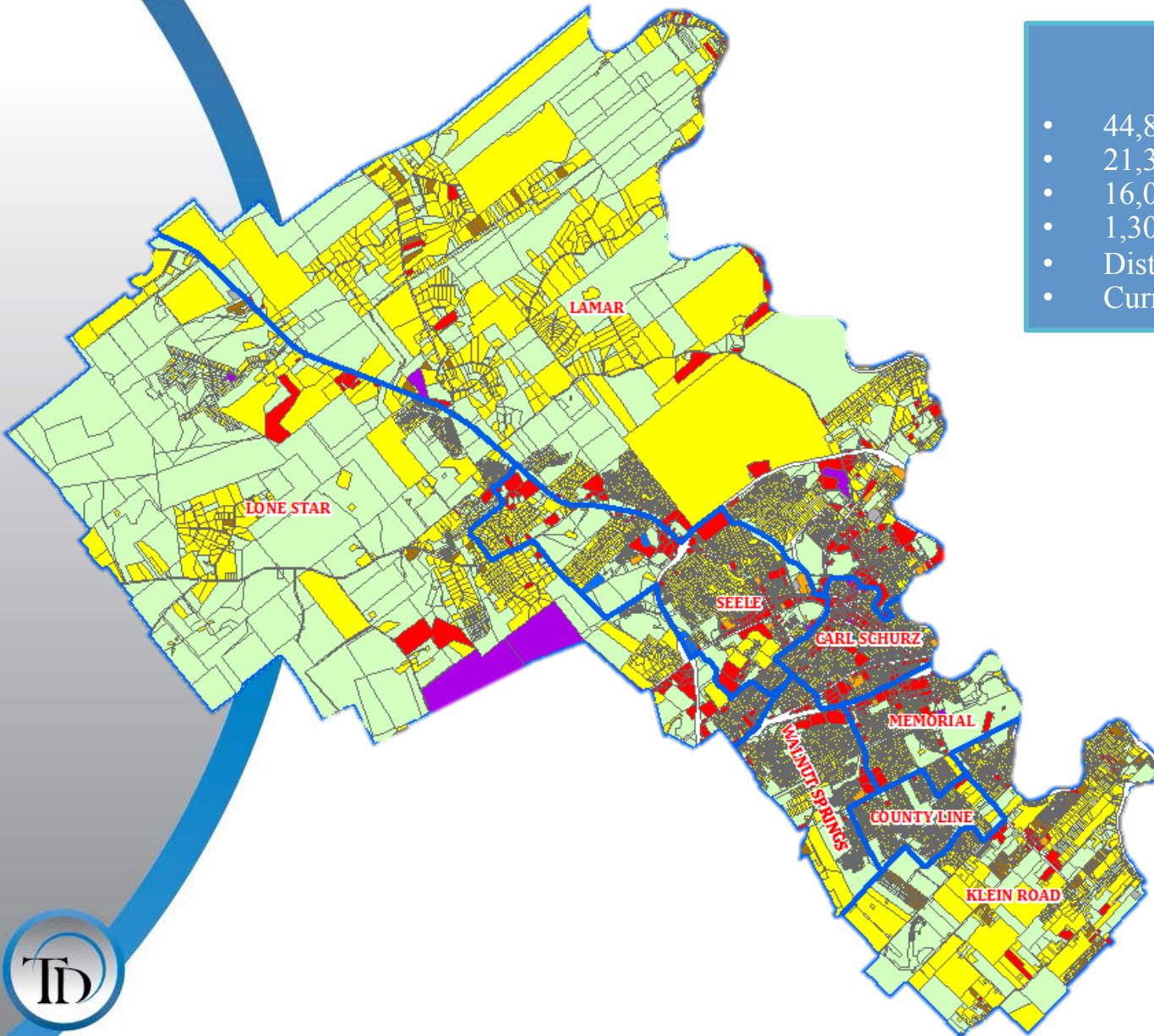
Campus	HISTORY			ENROLLMENT PROJECTIONS									
	Capacity	2013/14	Current 2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Carl Schurz Elementary	493	532	575	593	602	596	600	580	582	586	591	591	589
Lamar Elementary	528	484	469	480	486	520	579	629	701	784	865	944	1,027
Lone Star Elementary	370	307	347	359	366	375	388	398	418	437	465	489	510
Seele Elementary School	440	480	435	408	416	436	423	417	420	429	431	436	438
County Line Elementary	528	583	615	616	647	643	663	669	662	666	681	688	698
Walnut Springs Elementary	493	499	510	509	500	491	485	473	484	492	511	534	557
Memorial Elementary	458	408	432	459	455	452	454	468	472	479	477	485	491
Klein Road Elementary School	704	697	734	780	850	872	953	1,015	1,069	1,119	1,175	1,244	1,317
ELEMENTARY TOTALS		3,990	4,117	4,204	4,322	4,385	4,545	4,649	4,808	4,992	5,196	5,411	5,627
Elementary Absolute Growth		89	127	87	118	63	160	104	159	184	204	215	216
Elementary Percent Growth		2.28%	3.18%	2.11%	2.81%	1.46%	3.65%	2.29%	3.42%	3.83%	4.09%	4.14%	3.99%
Oak Run Middle School	1,024	955	972	1,014	1,005	966	1,042	1,190	1,258	1,212	1,121	1,151	1,233
New Braunfels Middle School	1,024	992	969	1,047	1,089	1,192	1,198	1,246	1,250	1,333	1,381	1,394	1,425
MIDDLE SCHOOL TOTALS		1,947	1,941	2,061	2,094	2,158	2,240	2,436	2,508	2,545	2,502	2,545	2,658
Middle School Absolute Growth		38	-6	120	33	64	82	196	72	37	-43	43	113
Middle School Percent Growth		1.99%	-0.31%	6.18%	1.60%	3.06%	3.80%	8.75%	2.96%	1.48%	-1.69%	1.72%	4.44%
New Braunfels 9th Grade Center		621	678	640	705	744	753	769	869	854	960	905	894
New Braunfels High School	2,040	1,687	1,705	1,749	1,792	1,878	1,977	2,073	2,116	2,270	2,438	2,706	2,788
NBISD Learning Center		54	45	48	46	44	43	42	40	39	38	37	36
HIGH SCHOOL TOTALS		2,362	2,428	2,437	2,543	2,666	2,773	2,883	3,026	3,163	3,436	3,648	3,718
High School Absolute Growth		68	66	9	106	123	107	110	142	138	273	212	70
High School Percent Growth		2.96%	2.79%	0.38%	4.34%	4.82%	4.03%	3.98%	4.94%	4.55%	8.62%	6.17%	1.92%
DISTRICT TOTALS		8,299	8,486	8,702	8,959	9,209	9,558	9,968	10,342	10,700	11,134	11,604	12,003
District Absolute Growth		195	187	216	257	250	349	410	373	359	434	470	399
District Percent Growth		2.4%	2.3%	2.5%	3.0%	2.8%	3.8%	4.3%	3.7%	3.5%	4.1%	4.2%	3.4%

- New Braunfels ISD will reach 9,209 students in the fall of 2017
- 5 year growth = 1,482 students
- 2021/22 enrollment = 10,700 students
- 10 year growth = 3,517 students
- 2024/25 enrollment = 12,003 students



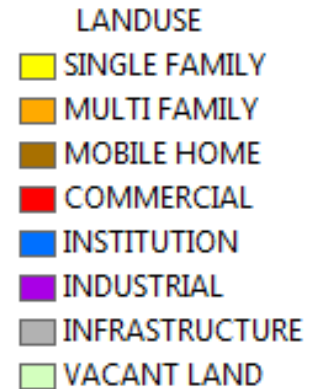


Current District Land Use Map



District Totals

- 44,812 total acres
- 21,382 developed acres
- 16,037 single-family parcels
- 1,306 multi-family units
- District is currently 49% built-out
- Current students = 8,283

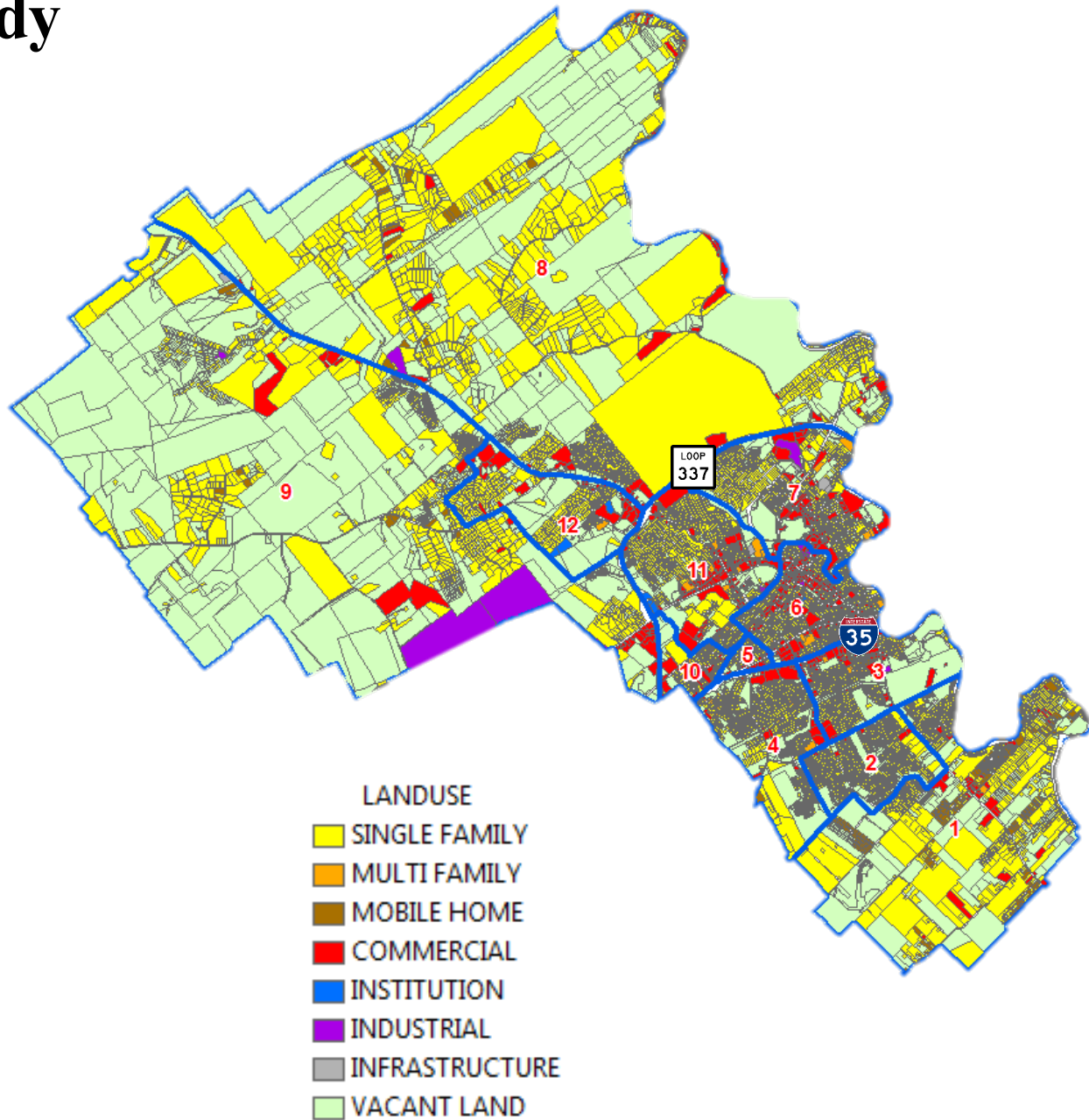




Build-Out Study

Build-Out Zones

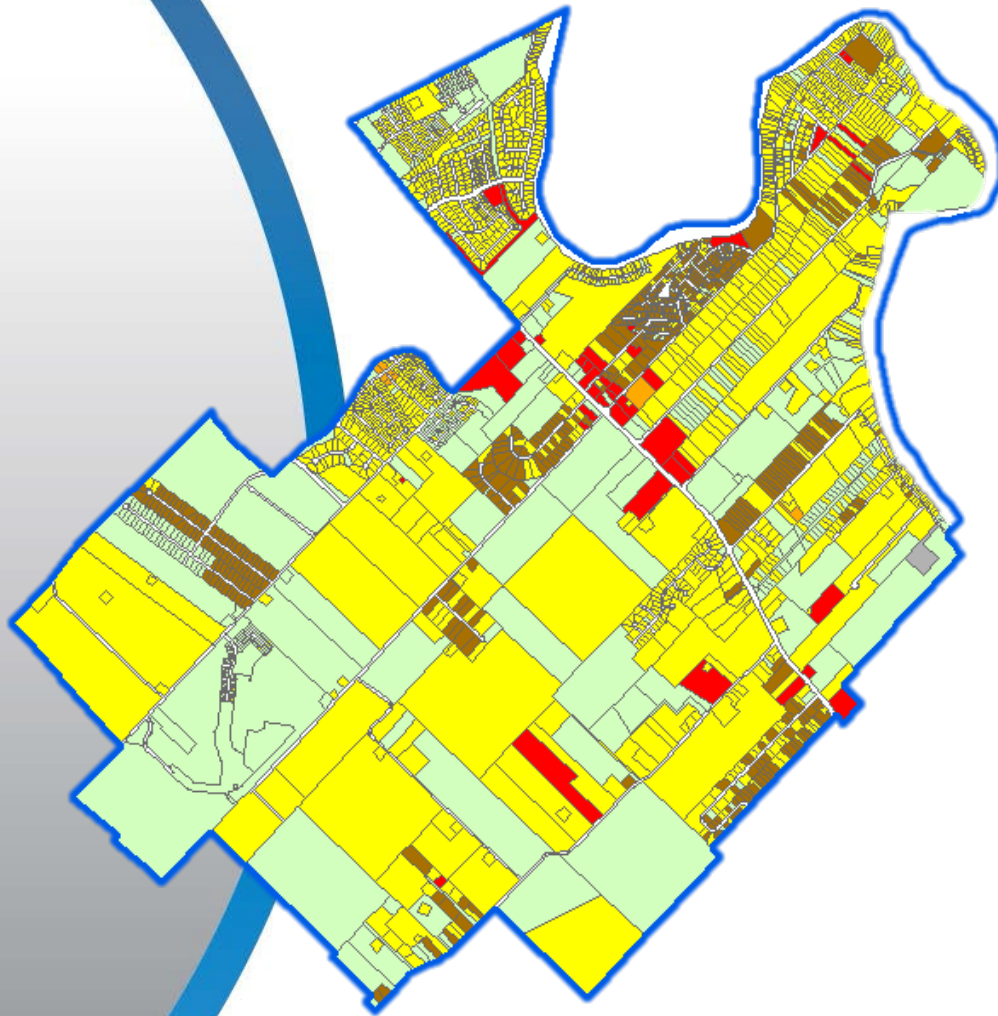
Zone	Name
1	Klein Road
2	County Line
3	Memorial
4	Walnut Springs (East of I-35)
5	Walnut Springs (West of I-35)
6	Carl Schurz
7	Lamar (Inside Loop 337)
8	Lamar (Outside Loop 337)
9	Lone Star (Outside Loop 337)
10	Lone Star (Inside Loop 337)
11	Seele (Inside Loop 337)
12	Seele (Outside Loop 337)





Build-Out Study

Zone 1-Current Klein Road Elementary Attendance Zone



- LANDUSE
- SINGLE FAMILY
 - MULTI FAMILY
 - MOBILE HOME
 - COMMERCIAL
 - INSTITUTION
 - INDUSTRIAL
 - INFRASTRUCTURE
 - VACANT LAND

Build-Out Conditions

- Current students within this zone total 1,121 students
- 1,591 lots planned and/or currently under construction within this zone
- 112 total developable acres remain of which 79 are projected for residential use*
- This zone covers a large geographic area and has many active housing developments
- The projected student enrollment totals for this zone at build-out are the following:
 - Elem: 866
 - Middle: 377
 - High: 452
 - Total: 1,695



*Developable acres have been adjusted to account for current lot inventories



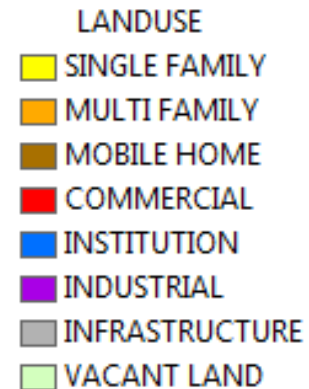
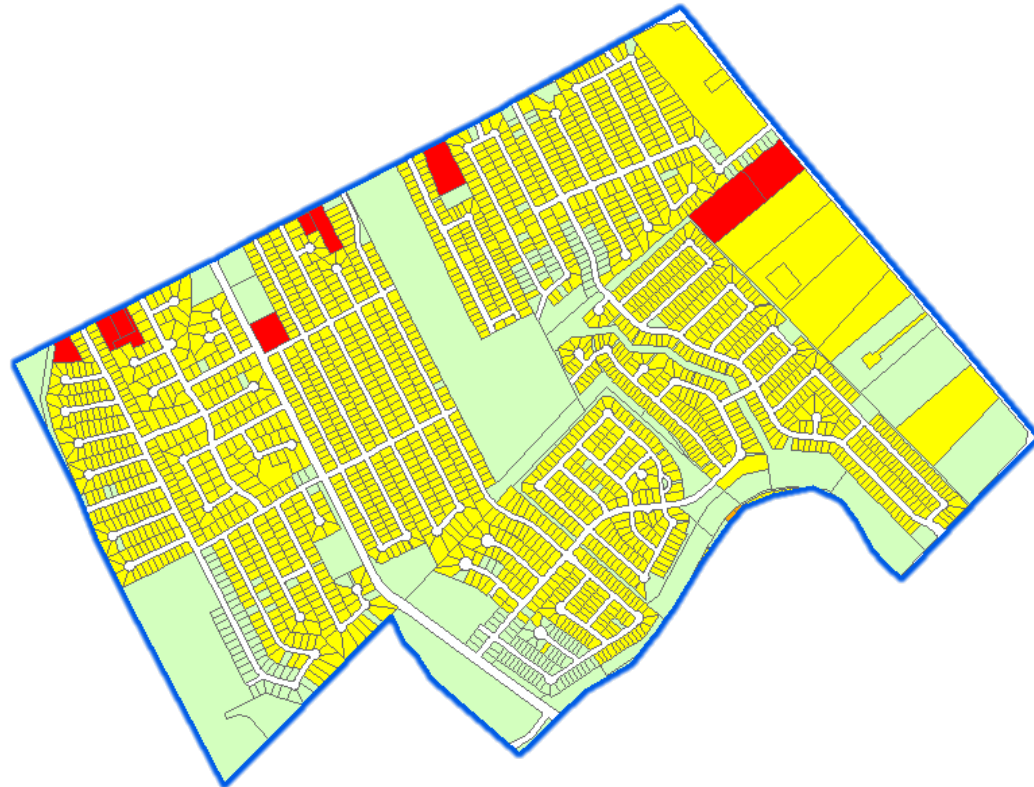
Build-Out Study

Zone 2-Current County Line Elementary Attendance Zone

Build-Out Conditions

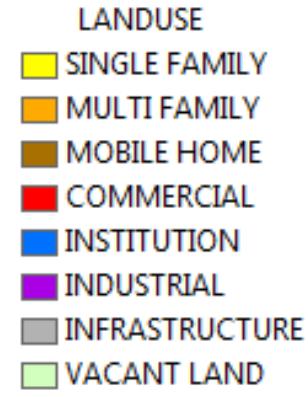
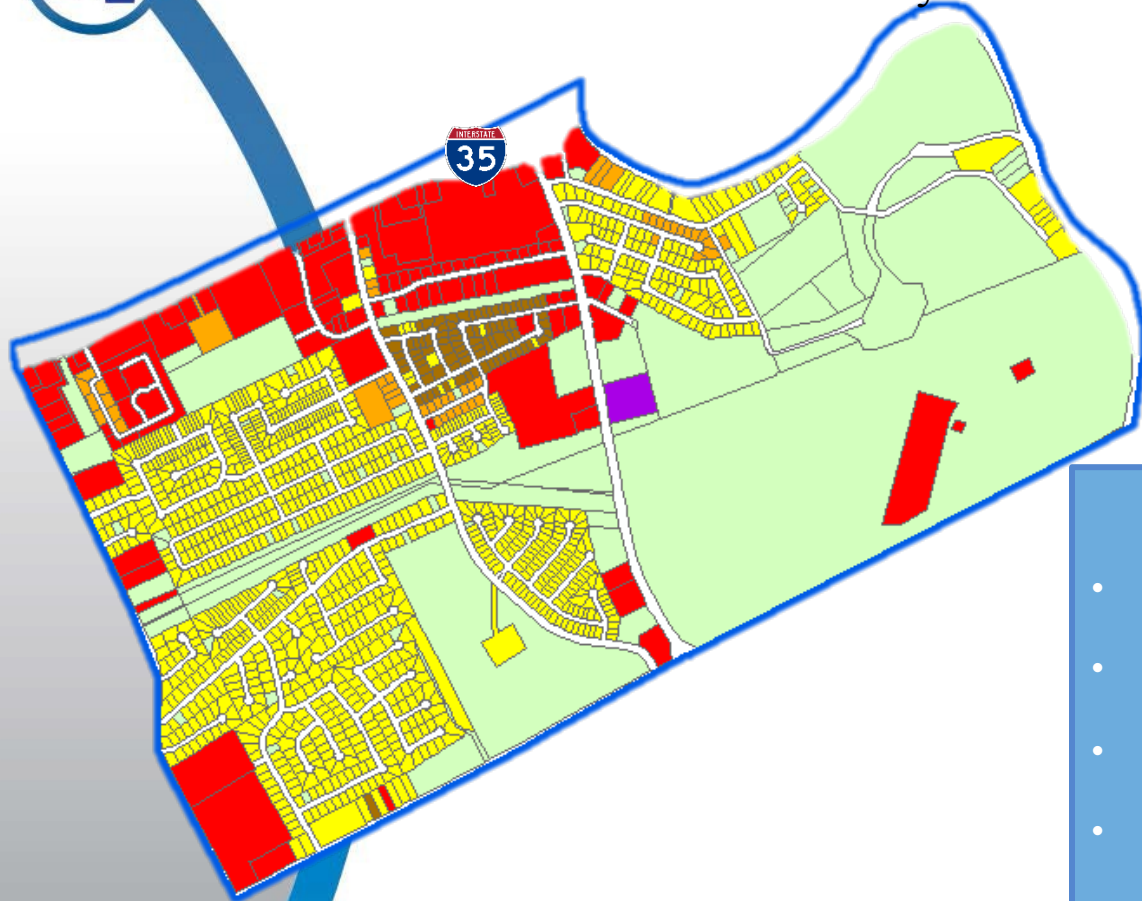
- Current students within this zone total 1,339 students
- 523 lots planned and/or currently under construction within this zone
- 88 total developable acres remain of which 75 are projected for residential use*
- This zone has a couple of active subdivisions and the housing within this zone is very dense
- The projected student enrollment totals for this zone at build-out are the following:
 - Elem: 871
 - Middle: 378
 - High: 465
 - Total: 1,714

*Developable acres have been adjusted to account for current lot inventories



Build-Out Study

Zone 3-Current Memorial Elementary Attendance Zone



Build-Out Conditions

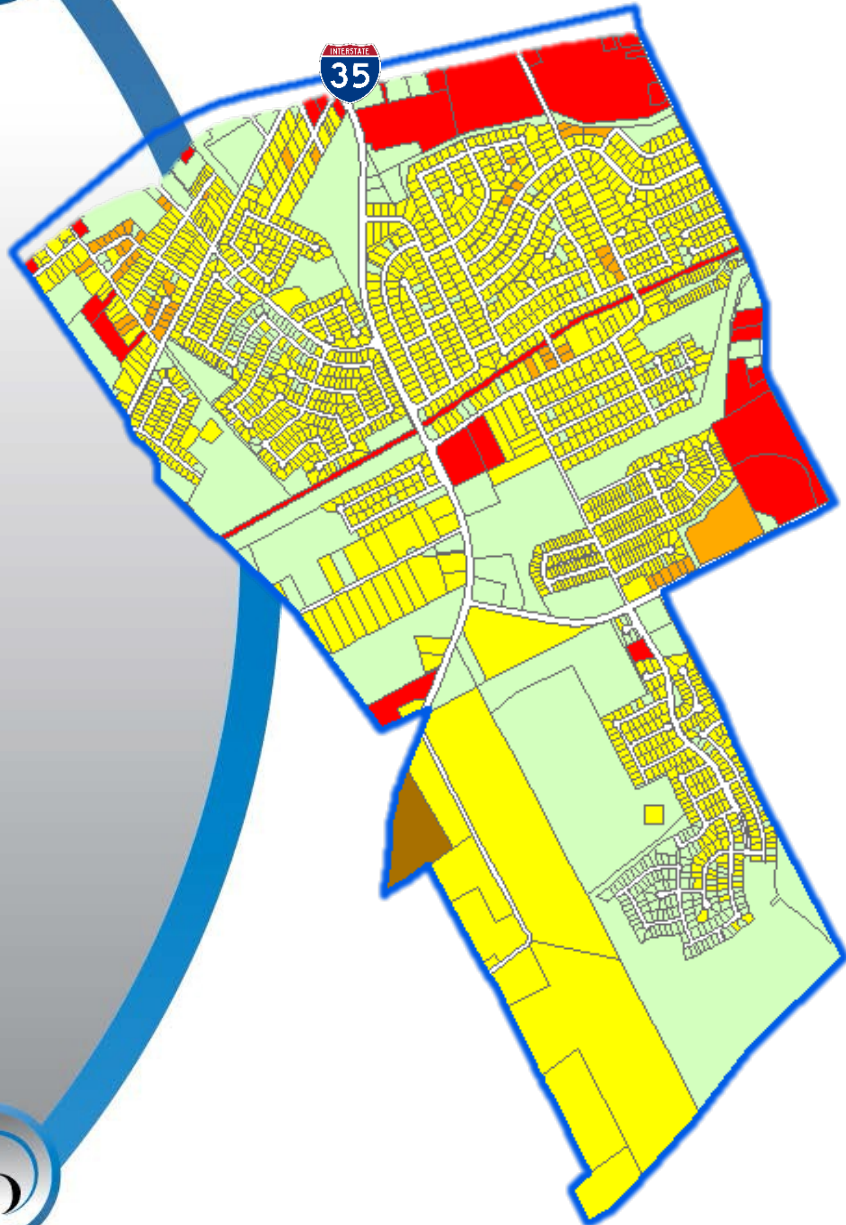
- Current students within this zone total 770 students
- There are no lots planned and/or currently under construction within this zone
- 362 total developable acres remain of which 272 are projected for residential use*
- Land is available within this zone for single-family residential
- Established neighborhoods within this zone average 3.0 homes/units per acre
- The projected student enrollment totals for this zone at build-out are the following:
 - Elem: 804
 - Middle: 296
 - High: 360
 - Total: 1,460



*Developable acres have been adjusted to account for current lot inventories

Build-Out Study

Zone 4-Current Walnut Springs Elementary Attendance Zone (East of I-35)



Build-Out Conditions

- Current students within this zone total 966 students
- 554 lots planned and/or currently under construction within this zone
- 190 total developable acres remain of which 143 are projected for residential use*
- The Voss Farms development is active within this zone
- The projected student enrollment totals for this zone at build-out are the following:
 - Elem: 809
 - Middle: 330
 - High: 390
 - Total: 1,529

*Developable acres have been adjusted to account for current lot inventories

LANDUSE

- SINGLE FAMILY
- MULTI FAMILY
- MOBILE HOME
- COMMERCIAL
- INSTITUTION
- INDUSTRIAL
- INFRASTRUCTURE
- VACANT LAND





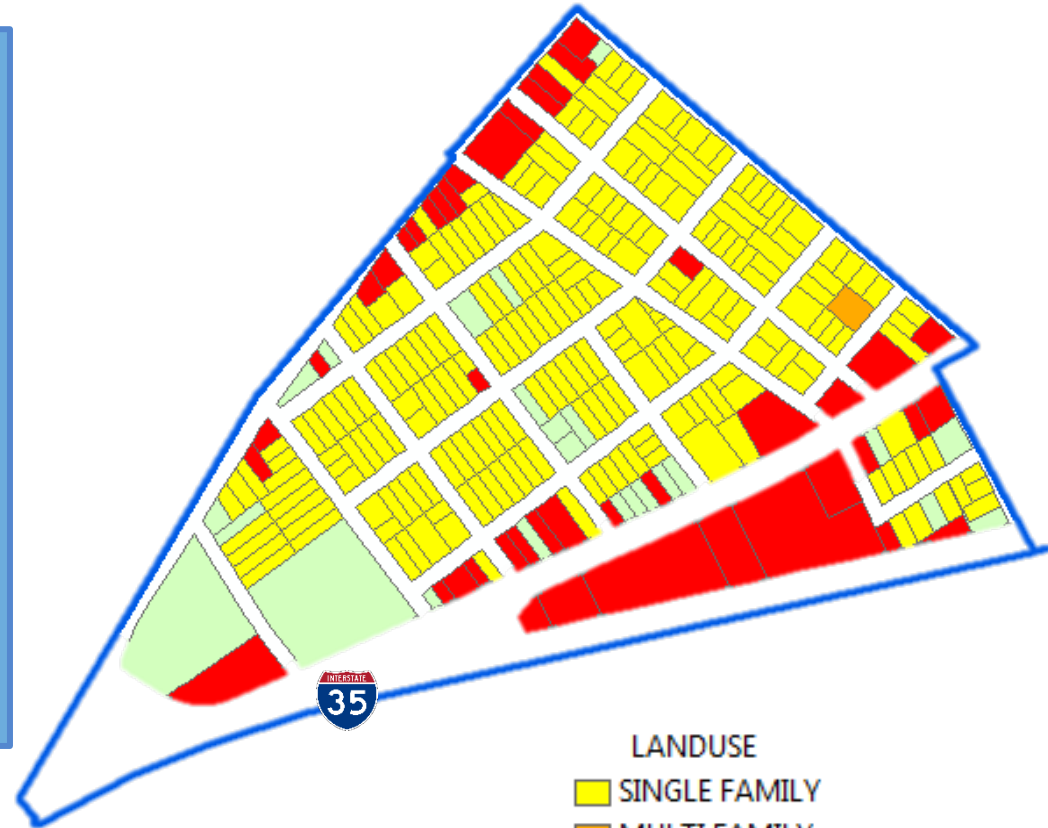
Build-Out Study

Zone 5-Current Walnut Springs Elementary Attendance Zone (West of I-35)

Build-Out Conditions

- Current students within this zone total 161 students
- There are no lots planned and/or currently under construction within this zone
- 13 total developable acres remain of which 10 are projected for residential use*
- This zone covers the smallest area in this study and will have very minimal new housing in the future
- The projected student enrollment totals for this zone at build-out are the following:
 - Elem: 85
 - Middle: 29
 - High: 51
 - Total: 165

*Developable acres have been adjusted to account for current lot inventories



LANDUSE

	SINGLE FAMILY
	MULTI FAMILY
	MOBILE HOME
	COMMERCIAL
	INSTITUTION
	INDUSTRIAL
	INFRASTRUCTURE
	VACANT LAND



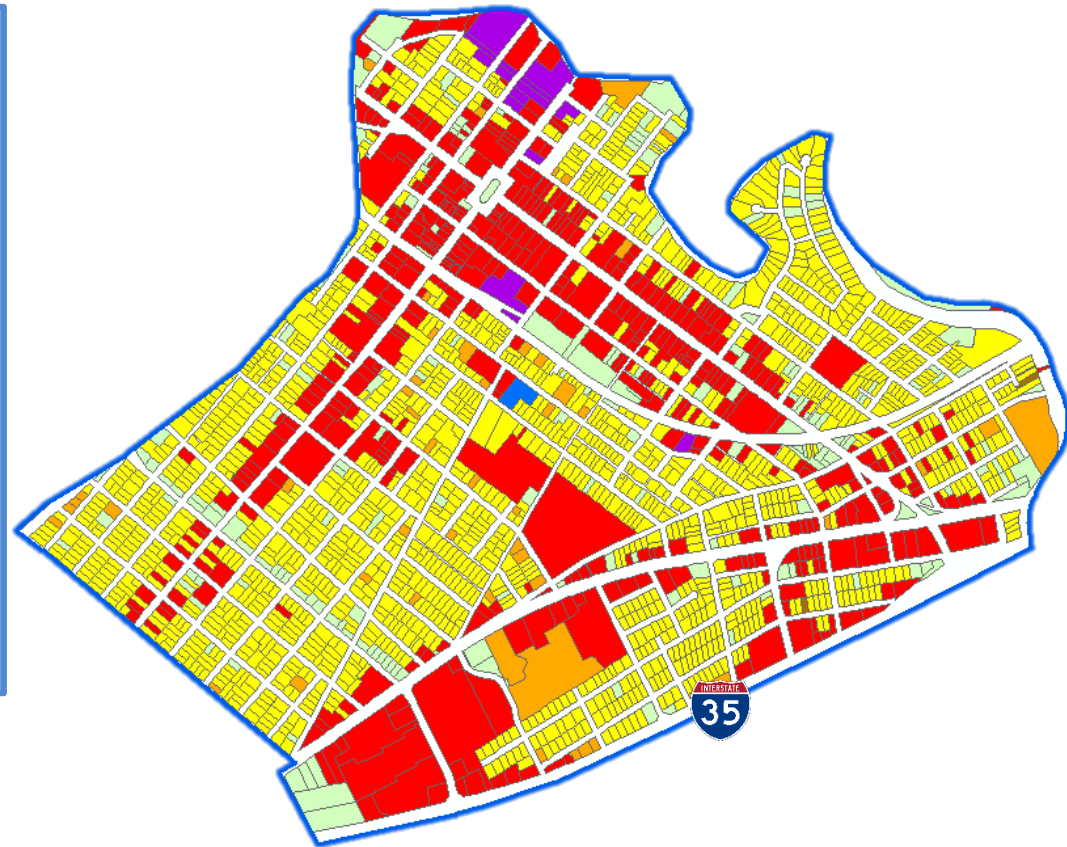


Build-Out Study

Zone 6-Current Carl Schurz Elementary Attendance Zone









Build-Out Conditions

- Current students within this zone total 567 students
- There are no lots planned and/or currently under construction within this zone
- 5 total developable acres remain of which 4 are projected for residential use*
- This zone is basically built-out and will see limited future housing developments
- The projected student enrollment totals for this zone at build-out are the following:
 - Elem: 329
 - Middle: 128
 - High: 146
 - Total: 603



*Developable acres have been adjusted to account for current lot inventories

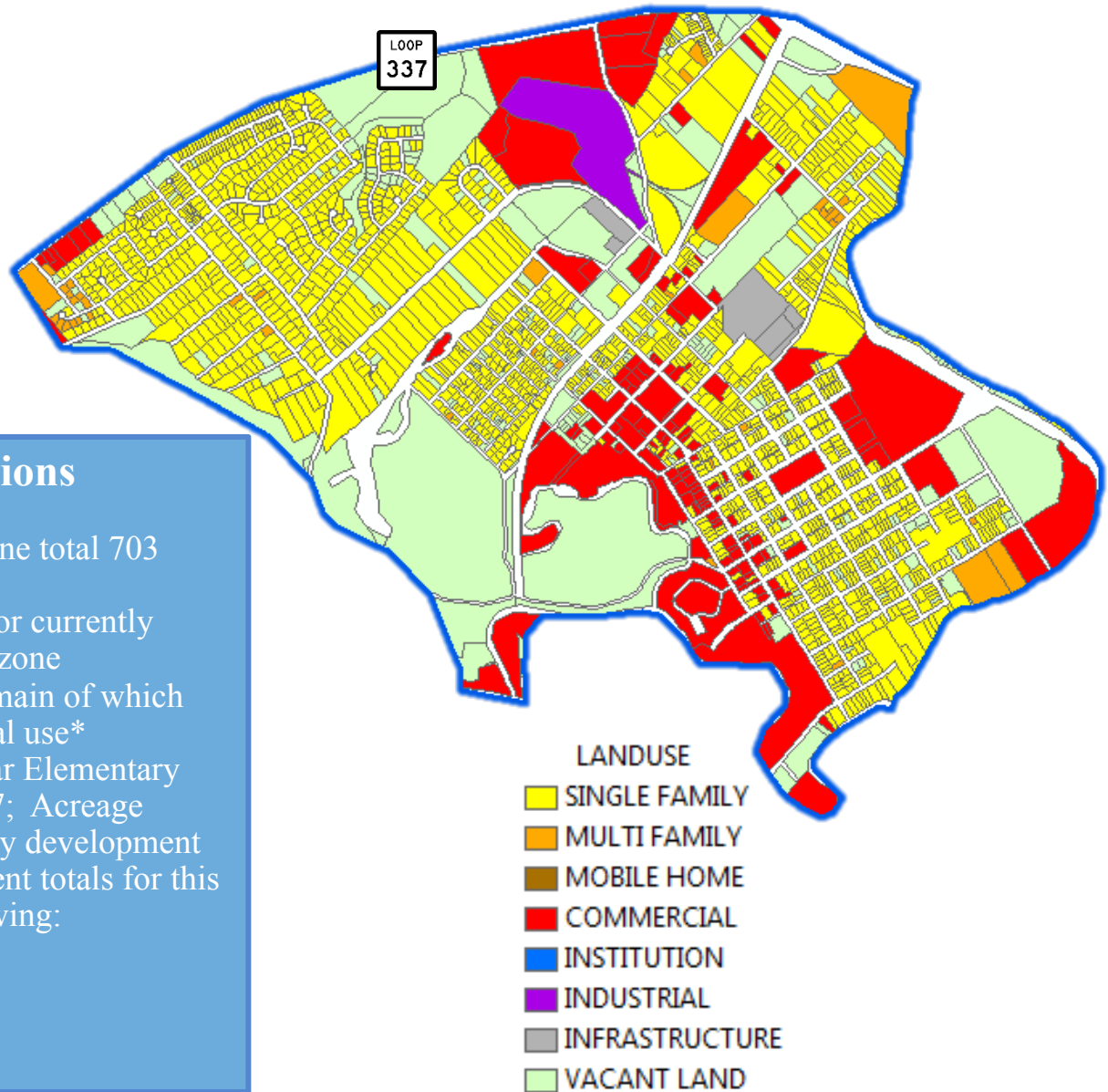
LANDUSE

	SINGLE FAMILY
	MULTI FAMILY
	MOBILE HOME
	COMMERCIAL
	INSTITUTION
	INDUSTRIAL
	INFRASTRUCTURE
	VACANT LAND



Build-Out Study

Zone 7-Current Lamar Elementary Attendance Zone (Inside Loop 337)



Build-Out Conditions

- Current students within this zone total 703 students
- There are no lots planned and/or currently under construction within this zone
- 208 total developable acres remain of which 146 are projected for residential use*
- This zone is a part of the Lamar Elementary zone and falls within Loop 337; Acreage remains for future single-family development
- The projected student enrollment totals for this zone at build-out are the following:
 - Elem: 407
 - Middle: 163
 - High: 204
 - Total: 774

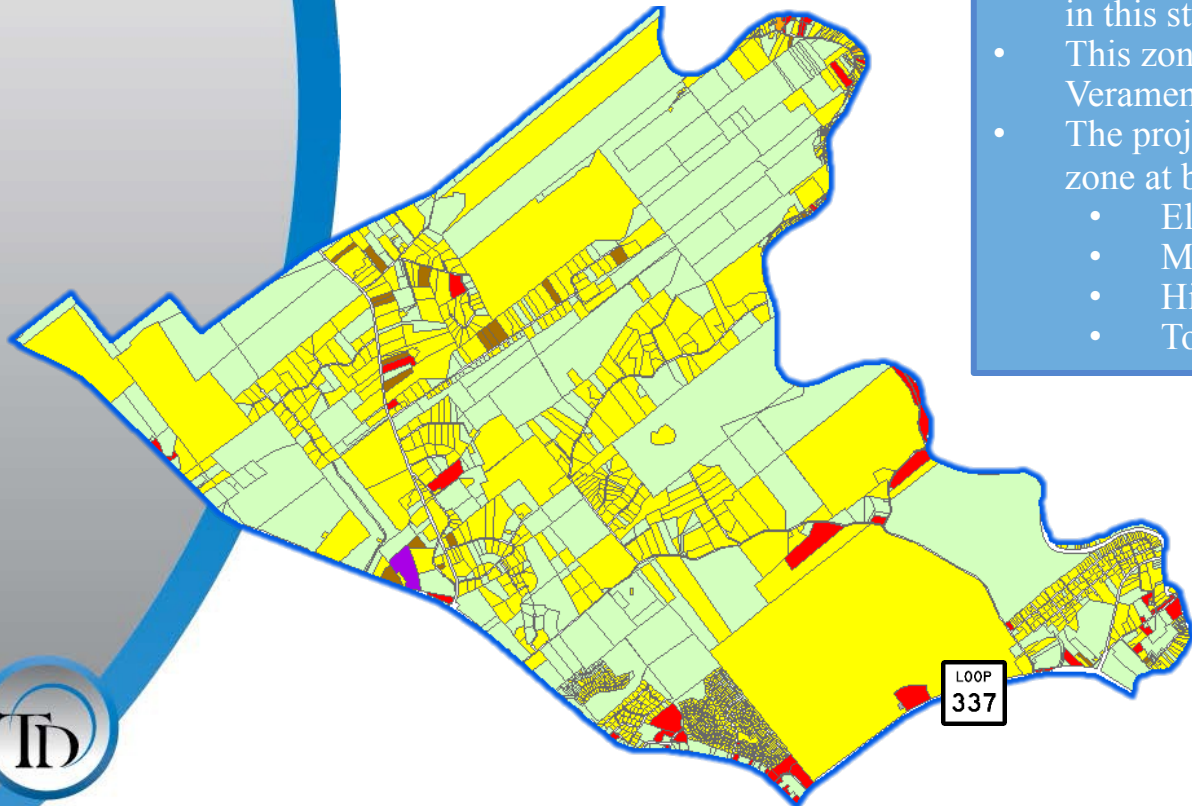
*Developable acres have been adjusted to account for current lot inventories



Build-Out Study

Zone 8-Current Lamar Elementary Attendance Zone (Outside of Loop 337)

- LANDUSE
- SINGLE FAMILY
 - MULTI FAMILY
 - MOBILE HOME
 - COMMERCIAL
 - INSTITUTION
 - INDUSTRIAL
 - INFRASTRUCTURE
 - VACANT LAND



Build-Out Conditions

- Current students within this zone total 642 students
- 5,340 lots planned and/or currently under construction within this zone
- 2,799 total developable acres remain of which 1,959 are projected for residential use*
- This zone covers a large area and has the second largest amount of developable acreage in this study
- This zone contains the 2,400 acre 4,000 home Veramendi development
- The projected student enrollment totals for this zone at build-out are the following:
 - Elem: 1,761
 - Middle: 1,205
 - High: 1,946
 - Total: 4,912

*Developable acres have been adjusted to account for current lot inventories

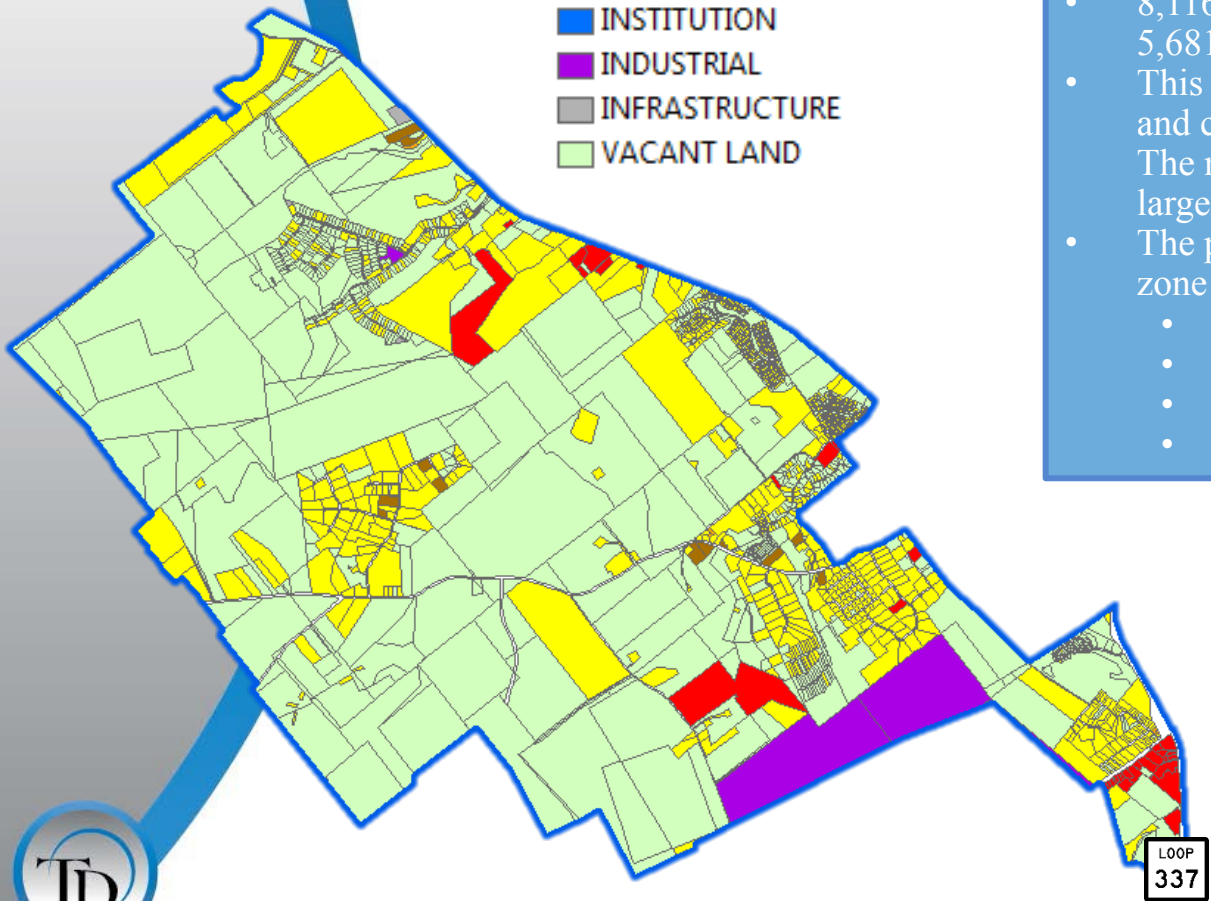




Build-Out Study

Zone 9-Current Lone Star Elementary Attendance Zone (Outside Loop 337)

- LANDUSE
- SINGLE FAMILY
 - MULTI FAMILY
 - MOBILE HOME
 - COMMERCIAL
 - INSTITUTION
 - INDUSTRIAL
 - INFRASTRUCTURE
 - VACANT LAND



Build-Out Conditions

- Current students within this zone total 505 students
- 1,118 lots planned and/or currently under construction within this zone
- 8,116 total developable acres remain of which 5,681 are projected for residential use*
- This zone contains the most developable acres and contains at least 4 active developments; The majority of current lots in this zone are larger acreage lots
- The projected student enrollment totals for this zone at build-out are the following:
 - Elem: 1,418
 - Middle: 1,103
 - High: 1,418
 - Total: 3,939

*Developable acres have been adjusted to account for current lot inventories

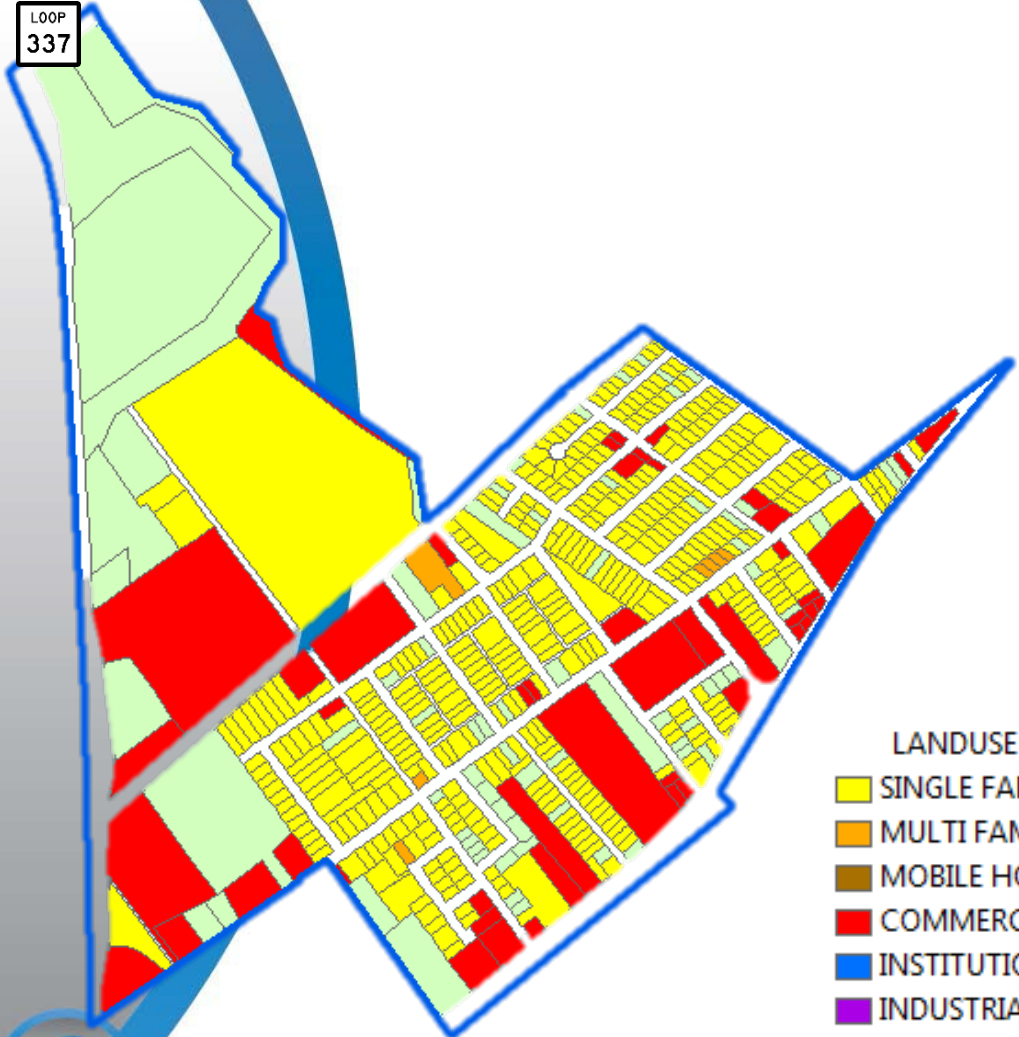




Build-Out Study

Zone 10-Current Lone Star Elementary Attendance Zone (Inside Loop 337)

LOOP
337



- LANDUSE**
- SINGLE FAMILY
 - MULTI FAMILY
 - MOBILE HOME
 - COMMERCIAL
 - INSTITUTION
 - INDUSTRIAL
 - INFRASTRUCTURE
 - VACANT LAND

Build-Out Conditions

- Current students within this zone total 365 students
- There are no lots planned and/or currently under construction within this zone
- 21 total developable acres remain of which 15 are projected for residential use*
- Although this zone appears to have a large amount of developable acreage—a majority of the acreage within this zone falls within areas designated as floodplain
- The student totals for this zone at build-out are the following:
 - Elem: 199
 - Middle: 94
 - High: 110
 - Total: 403

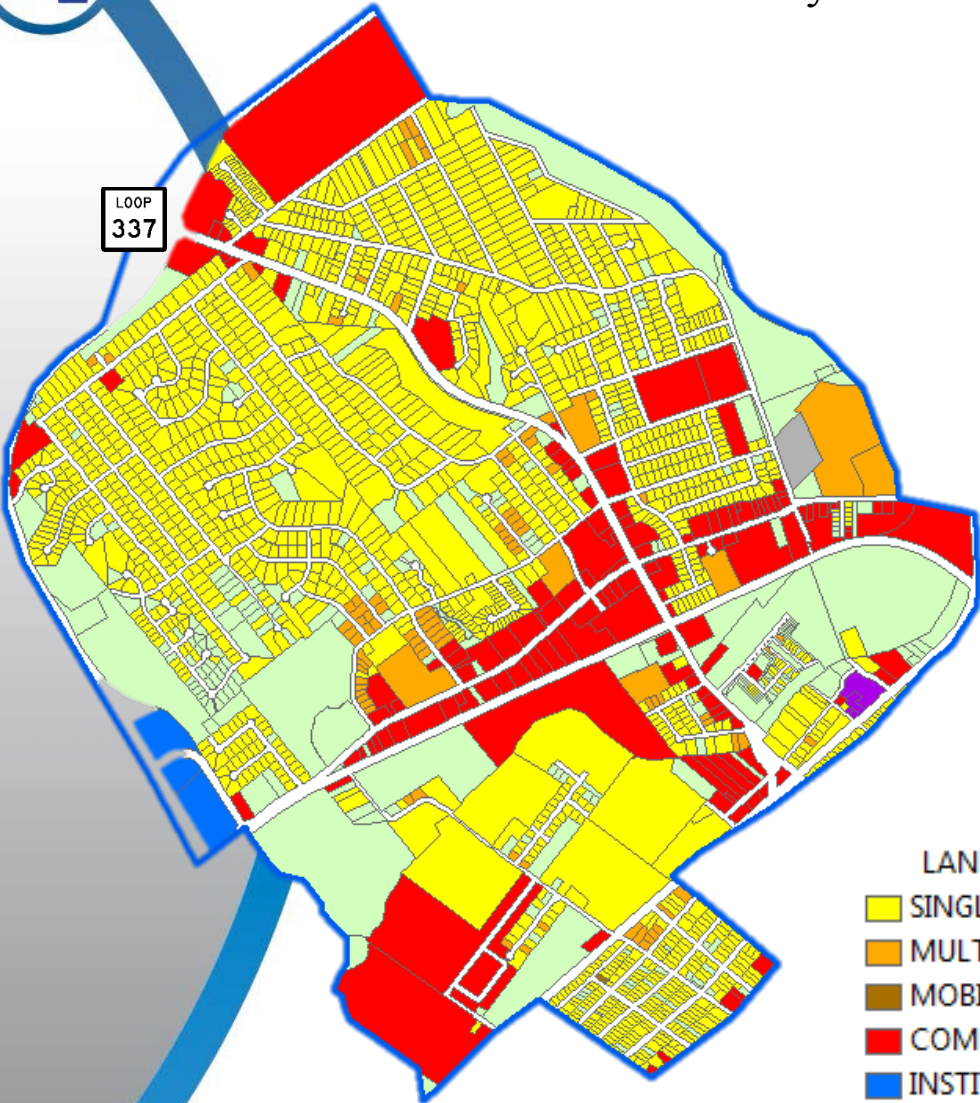
*Developable acres have been adjusted to account for current lot inventories





Build-Out Study

Zone 11-Current Seele Elementary Attendance Zone (Inside Loop 337)



Build-Out Conditions

- Current students within this zone total 962 students
- 106 lots planned and/or currently under construction within this zone
- 162 total developable acres remain of which 114 are projected for residential use*
- This zone contains the active Hillside on Landa development which averages 3.65 units per acre
- The projected student enrollment totals for this zone at build-out are the following:
 - Elem: 764
 - Middle: 283
 - High: 311
 - Total: 1,358

*Developable acres have been adjusted to account for current lot inventories

- LANDUSE**
- SINGLE FAMILY
 - MULTI FAMILY
 - MOBILE HOME
 - COMMERCIAL
 - INSTITUTION
 - INDUSTRIAL
 - INFRASTRUCTURE
 - VACANT LAND





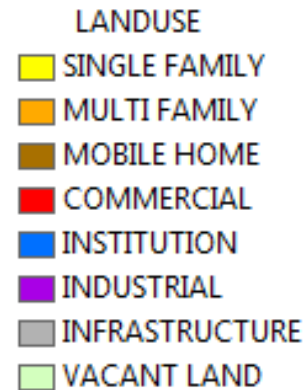
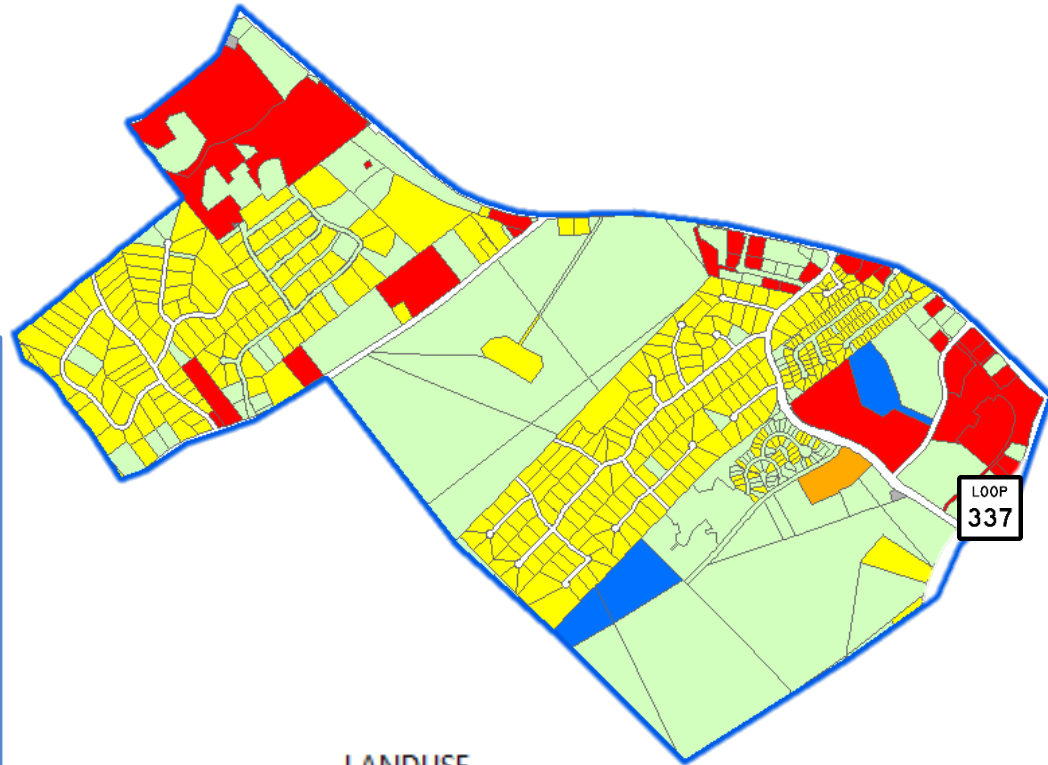
Build-Out Study

Zone 12-Current Seele Elementary Attendance Zone (Outside Loop 337)

Build-Out Conditions

- Current students within this zone total 182 students
- 136 lots planned and/or currently under construction within this zone
- 598 total developable acres remain of which 419 are projected for residential use*
- This zone contains at least one active development (The Enclave at Westpoint Village) and majority of development within this zone average 3.0 homes/units per acre
- The projected student enrollment totals for this zone at build-out are the following:
 - Elem: 199
 - Middle: 217
 - High: 379
 - Total: 795

*Developable acres have been adjusted to account for current lot inventories





Build-Out Study

NBISD District Totals

NBISD DISTRICT TOTALS (ALL ZONES)	
Total Acres	44,812
Total Developed Acres	21,382
Current Residential Parcels (Multi-Family Excluded)	16,037
*Total Current Students	8,283
Total Remaining Developable Vacant Acres	12,674
Projected Residential Acres	8,915
Projected New Residential Homes/Units	20,849
Total Projected ELEM Students At Build-Out	8,512
Total Projected MS Students At Build-Out	4,603
Total Projected HS Students At Build-Out	6,232
Total Projected Enrollment At Build-Out	19,347
Build-Out Elementary Campuses Required	11.35
Build-Out Middle School Campuses Required	4.61
Build-Out High School Campuses Required	3.13
Build-Out Total Campuses Required	19.09

*Actual AISD Enrollment = 8,486
Difference Due To Out-Of-District Students

Based On The Following Capacity
Elementary = 750 Students
Middle School = 1,000 Students
High School = 2,000 Students

Total Includes Existing Facilities
8 ELEM
2 MS
1 9th Grade Center
1 HS



Build-Out Study

Composite Zone Totals-District

Item	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Zone 9	Zone 10	Zone 11	Zone 12	Totals
Total Acres	4,578	736	1,031	1,268	83	786	1,431	16,731	15,139	279	1,480	1,270	44,812
Total Developed Acres	2,787	498	491	804	69	718	1,009	8,697	4,368	191	1,124	626	21,382
Current Residential Parcels	2,058	2,119	1,253	1,816	237	1,647	1,735	1,478	1,076	442	1,763	413	16,037
Total Current Students	1,121	1,339	770	966	161	567	703	642	505	365	962	182	8,283
Total Remaining Developable Vacant Acres	112	88	362	190	13	5	208	2,799	8,116	21	162	598	12,674
Projected Residential Acres	78.7	75.0	271.5	142.6	10	4	145.5	1,959.2	5,681.2	15	113.6	418.7	8,915
Projected New Residential Homes/Units	1,709	785	815	953	5	14	73	7,789	6,799	68	447	1,392	20,849
Total Projected ELEM Students At Build-Out	866	871	804	809	85	329	407	1,761	1,418	199	764	199	8,512
Total Projected MS Students At Build-Out	377	378	296	330	29	128	163	1,205	1,103	94	283	217	4,603
Total Projected HS Students At Build-Out	452	465	360	390	51	146	204	1,946	1,418	110	311	379	6,232
Total Projected Enrollment At Build-Out	1,695	1,714	1,460	1,529	165	603	774	4,912	3,939	403	1,358	795	19,347
Build-Out Elementary Campuses Required	1.15	1.16	1.07	1.08	0.11	0.44	0.54	2.35	1.89	0.27	1.02	0.27	11.35
Build-Out Middle School Campuses Required	0.38	0.38	0.30	0.33	0.03	0.13	0.16	1.21	1.10	0.09	0.28	0.22	4.61
Build-Out High School Campuses Required	0.23	0.23	0.18	0.20	0.03	0.07	0.10	0.97	0.71	0.06	0.16	0.19	3.13



Build-Out Study

Composite Zone Totals-East of I-35

Item	Zone 1	Zone 2	Zone 3	Zone 4	Totals
Total Acres	4,578	736	1,031	1,268	7,613
Total Developed Acres	2,787	498	491	804	4,580
Current Residential Parcels	2,058	2,119	1,253	1,816	7,246
Total Current Students	1,121	1,339	770	966	4,196
Total Remaining Developable Vacant Acres	112	88	362	190	752
Projected Residential Acres	78.7	75	271.5	142.6	567.8
Projected New Residential Homes/Units	1,709	785	815	953	4,262
Total Projected ELEM Students At Build-Out	866	871	804	809	3,350
Total Projected MS Students At Build-Out	377	378	296	330	1,381
Total Projected HS Students At Build-Out	452	465	360	390	1,667
Total Projected Enrollment At Build-Out	1,695	1,714	1,460	1,529	6,398
Build-Out Elementary Campuses Required	1.15	1.16	1.07	1.08	4.46
Build-Out Middle School Campuses Required	0.38	0.38	0.30	0.33	1.39
Build-Out High School Campuses Required	0.23	0.23	0.18	0.20	0.84



Build-Out Study

Composite Zone Totals-West of I-35

Item	Zone 5	Zone 6	Zone 7	Zone 8	Zone 9	Zone 10	Zone 11	Zone 12	Totals
Total Acres	83	786	1,431	16,731	15,139	279	1,480	1,270	37,199
Total Developed Acres	69	718	1,009	8,697	4,368	191	1,124	626	16,802
Current Residential Parcels	237	1,647	1,735	1,478	1,076	442	1,763	413	8,791
Total Current Students	161	567	703	642	505	365	962	182	4,087
Total Remaining Vacant Acres	13	5	208	2,799	8,116	21	162	598	11,922
Projected Residential Acres	10	4	145.5	1,959.20	5,681.20	15	113.6	418.7	8,347.20
Projected New Residential Homes/Units	5	14	73	7,789	6,799	68	447	1,392	16,587
Total Projected ELEM Students At Build-Out	85	329	407	1,761	1,418	199	764	199	5,162
Total Projected MS Students At Build-Out	29	128	163	1,205	1,103	94	283	217	3,222
Total Projected HS Students At Build-Out	51	146	204	1,946	1,418	110	311	379	4,565
Total Projected Enrollment At Build-Out	165	603	774	4,912	3,939	403	1,358	795	12,949
Build-Out Elementary Campuses Required	0.11	0.44	0.54	2.35	1.89	0.27	1.02	0.27	6.89
Build-Out Middle School Campuses Required	0.03	0.13	0.16	1.21	1.10	0.09	0.28	0.22	3.22
Build-Out High School Campuses Required	0.03	0.07	0.10	0.97	0.71	0.06	0.16	0.19	2.29



Build-Out Study

Composite Zone Totals-Above Loop 337

Item	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Totals
Total Acres	4,578	736	1,031	1,268	83	786	8,482
Total Developed Acres	2,787	498	491	804	69	718	5,367
Current Residential Parcels	2,058	2,119	1,253	1,816	237	1,647	9,130
Total Current Students	1,121	1,339	770	966	161	567	4,924
Total Remaining Vacant Acres	112	88	362	190	13	5	770
Projected Residential Acres	78.7	75	271.5	142.6	10	4	581.80
Projected New Residential Homes/Units	1,709	785	815	953	5	14	4,281
Total Projected ELEM Students At Build-Out	866	871	804	809	85	329	3,764
Total Projected MS Students At Build-Out	377	378	296	330	29	128	1,538
Total Projected HS Students At Build-Out	452	465	360	390	51	146	1,864
Total Projected Enrollment At Build-Out	1,695	1,714	1,460	1,529	165	603	7,166
Build-Out Elementary Campuses Required	1.15	1.16	1.07	1.08	0.11	0.44	5.01
Build-Out Middle School Campuses Required	0.38	0.38	0.30	0.33	0.03	0.13	1.55
Build-Out High School Campuses Required	0.23	0.23	0.18	0.20	0.03	0.07	0.94





Existing vs Build-Out Conditions

Existing Conditions	Build-Out Conditions
Total Acres: 44,812	*Developable Vacant Acres: 12,676
Total Developed Acres: 21,382	Residential Units Added: 20,849
Total Single-Family Parcels: 16,037	Additional Elementary Students Added: 4,512
Total Multi-Family Units: 1,306	Additional Middle School Students Added: 2,715
Total Residential Units: 17,343	Additional High School Students Added: 3,837
Total Current Students: 8,283	Total Students @ Build-Out: 19,347
Elem: 4,000 MS: 1,888 HS: 2,395	Elem: 8,512 MS: 4,603 HS: 6,232
Current Student Yield: .48	Total Campuses Needed @ Build-Out: 19.09
Elem: .23 MS: .11 HS: .14	Elem: 11.35 MS: 4.61 HS: 3.13



*This field does not include vacant acres that have been dedicated by the appraisal district to platted lots



Summary

- Strong housing market, location and district reputation allows district to add students for foreseeable future (10-20 years)
- Fall 2014 student enrollment = 8,486 students
- Projected Fall 2024 student enrollment = 12,003 students
- Projected NBISD build-out student enrollment = 19,347 students
- Estimated long-term facility needs based on 19,347 students:
 - 11.35 elementary campuses
 - 4.61 middle school campuses
 - 3.13 high school campuses

